

**BEAL PROPERTY**  
Rochester, Fulton County, IN  
Revised June 21, 1999

**Site Location and Description**

This site is located in the heart of the downtown area on Main Street, one block south of the newly constructed community complex.

Zip Code: 46975

**Site Uses and Past Activities**

Fulton County currently owns this abandoned property because of failure to pay back taxes. Before being abandoned, the facility was used as a tire replacement service station. This facility has been unused for several years. There is a party interested in purchasing the property, but only after the environmental conditions are adequately assessed.

**Contaminants and Impacts**

There is some concern about the possible existence of underground storage tanks on the property. However, no assessments or sampling activities have been completed at this site. Therefore, the type and extent of contamination, if any exists, is currently unknown.

**Lead Agency**

IDEM in conjunction with the Indiana Development Finance Authority

**Community Concerns**

The Beal facility has been a major eyesore for several years and the source of significant community concern.

**Actions Taken**

The City of Rochester was awarded an Indiana Brownfields Site Assessment Grant by the Indiana Development Finance Authority in September 1998. The funding awarded will help address environmental conditions at the site and potential liabilities. The City of Rochester believes that an assessment will aid in reducing the fear of environmental liability.

**Current Status**



The State is anticipating notification of on-site activities and the receipt of the assessment reports generated from the Phase I and/or Phase II investigation activities.

**Future Actions**

IDEM staff will provide oversight for on-site assessment activities to ensure compliance with the proposed work plan. IDEM staff will review the assessment documents submitted to the State to ensure environmental objectives are met and discuss future steps as necessary to facilitate the City of Rochester's redevelopment efforts.

**Cost Estimates**

Amount of grant awarded: \$24,150.

**For More Information**

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